

Mr Andy Lucas
Eastabrook Architects
Kent House
Sheep Street
Stow on the Wold
Gloucestershire
GL54 1HQ

Application Ref: **2016/0979/L**
Please ask for: **Samir Benbarek**
Telephone: 020 7974 **2534**

24 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Chamberlain Street
London
NW1 8XB

Proposal:
Internal alterations to include two glass doors and installation of boxing around water pipes and external alterations to include installation of glass floor following removal of external metal staircase to dwelling house
Drawing Nos: 1206/P01; 1206/P02; 1206/P03; 1206/P04; Design and Access Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the



following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Fully annotated sectional drawing of the junction of the glass panel and brickwork of the building at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting:

The proposed works to the host building will consist of removal of a metal staircase (which was recently installed in 2014), boxing of pipes at basement level and installation of two glass fire doors. The void at ground level where the metal staircase was located will be covered by a glass panel. It is not considered that these works will cause overall detriment to the character and historic fabric of the host building. It is considered there maybe potential harm to where the glass panel will connect with the brickwork upon the ground floor. A condition will be attached upon approval for more details regarding the junction between the glass and existing fabric of the building to manage the impact.

The boxing of the pipes at basement level are considered accpetable and will not harmthe fabric of the host building. The two proposed fire doors are also considered appropriate which are not replacing of any exisitng doors in the openings.

As some of the works were external, public consultation was necessary and undertaken by placement of site notice in close proximity to the site and a press notice. No objections were received following consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act ERR (2013).

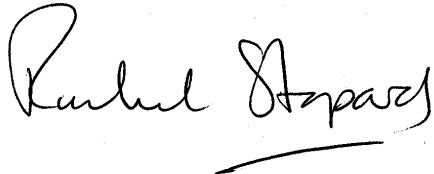
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of

the London Plan (March 2015), and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment